



**DEVELOPMENT REVIEW COMMITTEE
MEETING MINUTES
Vineyard City Council Chambers
125 South Main Street, Vineyard, Utah
July 11, 2024, at 9:15 AM**

ATTENDANCE:

COMMITTEE MEMBERS: Chair Naseem Ghandour, City engineer and Public Works Director; Brian Vawdrey, Parks and Recreation Director; Eric Ellis, City Manager; Cache Hancey in place of Morgan Brim, representing the Community Development Director; Cris Johnson, Building Official; Bryce Brady in place of Tay Gudmundson, representing the Planning Commission.

STAFF PRESENT: Anthony Fletcher, Planner; Madison Reed, Planning Technician.

OTHERS PRESENT: Nick Blayden with West 77 Partners.

1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE

Chair Naseem Ghandour called the meeting to order at 9:19am. Roll call went as follows: Brian Vawdrey, Eric Ellie, Naseem Ghandour, Cache Hancey filling in for Morgan Brim, Cris Johnson, and Bryce Brady filling in for Tay Gudmundson.

2. WORK SESSION

No work items were submitted.

3. STAFF, COMMISSION, AND COMMITTEE REPORTS

There were no reports.

4. CONSENT ITEMS

No consent items were submitted.

5. BUSINESS ITEMS

5.1. LivAway Suites- GRMU Hotel Site Plan and Conditional Use Permit Application

Planner Anthony Fletcher presented the site plan. He noted he shared review comments with the applicant. He introduced the applicant. Planner Fletcher provided the background for the applications. Planner Fletcher announced a recommendation to the commission to approve this use given that it does not impact surrounding properties and that they head to the landscaping requirements and adjustments. He provided highlights of the project.

Chair Ghandour asked him to read his comments.

Planner Fletcher announced his comments: update the scope to reflect the changes made, extend the lot to include motorcycle stalls, and include ADA access.

Chair Ghandour asked to ensure that it meets the ADA requirements.

Planner Fletcher noted comments for the site plan: discover if there is any equipment that may need to be screened and reconsider the crosswalk to not cross into a parking stall.

Planner Fletcher added his comments for the photometric plan: follow the suggested and compliant light colors and that they needed to be angled down.

Chair Ghandour commented on the angle of the cross walk. He suggested a better placement and reminded that it needs to be a different material.

City Manager Eric Ellis recommended to have options for trucks or trailers parking for long vehicles.

Planner Fletcher noted that they meet the bare minimum for landscaping.

Chair Ghandour recommended landscaping instead of the additional ADA spot and to add space for those long vehicles.

Commissioner Bryce Brady asked what the ratio of rooms to parking spots was.

The applicant, Nick Blayden with West 77, noted that it is listed on the site plan.

Senior Planner Cache Hancey announced 126 stalls.

Commissioner Brady expressed concern for minimal parking.

Mr. Blayden noted that they stay at 80% occupancy. He added that there is some flexibility to find pull-through areas to address those parking concerns.

Mr. Blayden asked what material for the crosswalk.

Chair Ghandour noted stamped concrete.

Senior Planner Hancey provided an example.

Senior Planner Hancey asked if there was an agreement to share parking.

Mr. Blayden said no.

Commissioner Brady noted that there will need to be a pet relief area.

Chair Ghandour introduced the tree manual.

Planner Fletcher noted that they did the plans to reflect that.

Planner Fletcher added that the code requires one tree every 20 feet and that there also needs to be 10 shrubs for every 20 feet.

Senior Planner Hancey clarified those requirements.

Mr. Blayden added that they are going to match whatever McDonalds does.

Planner Fletcher discussed his comments to update the irrigation plan.

Planner Fletcher added that there will be a condition of approval for the planning commission when it comes to the landscaping.

Planner Fletcher discussed signage.

Senior Planner Hancey asked if the elevations have shown signage and if they will require a sign standard waiver. He was concerned about the size and number of signs.

Planner Fletcher noted the sizing looks great.

Senior Planner Hancey added that when they review it, they could ensure that sign light will not affect the neighborhoods.

Chair Ghandour clarified what is being reviewed and what is not.

Planner Fletcher confirmed.

Senior Planner Hancey described the process with the applicant after planning commission.

Chair Ghandour noted that he will respond to the will serve letter.

Chair Ghandour noted that a technical review cannot happen until they apply for one. He added that the applicant will need to get the utility studies done.

Planner Fletcher discussed the applicant's question regarding the undeniable right to build. He added that it is not undeniable indefinitely. They will be able to go through the process but there is an expiration date to the approval.

Planner Fletcher summarized the applicant's next steps including recording the plat.

Chair Ghandour noted that there are historical utilities that will need an easement that will need review.

Planner Fletcher added that the plat was approved during the last Development Review Committee meeting. The only issues were with taxes.

Senior Planner Hancey asked if the goal was still to open up by early 2025.

Mr. Blayden noted that they are planning on starting as soon as possible. They are shooting for an opening in October or November of 2025.

Senior Planner Hancey mentioned the fire is not represented and that we should reach out to him to get fire approval.

Chair Ghandour noted that this would be a part of the technical review.

Building Official Cris Johnson commented on the design in terms of the egress from the office on the main floor.

Mr. Blayden clarified the access. He added that they can meet the requirements if they need to add a door.

Building Official Johnson said that they could look at that in plan review.

6. ADJOURNMENT

The meeting was adjourned at 9:51am.

MINUTES CERTIFIED COMPLETE ON: December 19th, 2024

CERTIFIED (NOTICED) BY:


Madison Reed, Planning Technician

